

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-32108 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities) on 0.16 acres on the north side of US 95 approximately 1,250 feet east of Decatur Boulevard.

In addition to this request, the applicant has submitted a request for a Rezoning (ZON-32110) of from R-E (Residence Estates) to C-V (Civic). Since the proposed General Plan Amendment and associated Rezoning (ZON-32110) request is compatible with the surrounding land uses, and will bring the use of the subject property into conformance with Title 19 and the General Plan, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
No related City actions exist for this site.	
<i>Related Building Permits/Business Licenses</i>	
No related building permits or business licenses exist for this site.	
<i>Pre-Application Meeting</i>	
10/15/08	A pre-application meeting was held where the submittal requirements for a General Plan Amendment were discussed.
<i>Neighborhood Meeting</i>	
01/07/09	A neighborhood meeting was scheduled for January 7, 2009 at 6:00 p.m. The meeting was held at the Las Vegas Valley Water District at 1001 South Valley View Boulevard in the "Mead 1" meeting room. Two representatives from the Las Vegas Valley Water District were there along with one representative from the Department of Planning and Development. No members of the public attended, and the meeting was concluded at 6:30 p.m.
<i>Field Check</i>	
12/24/08	Staff performed a routine field check where a Las Vegas Valley Water District facility was observed. Nothing of concern was noted by staff.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District (LVVWD) Facility	L (Low Density Residential)	R-E (Residence Estates)
North	School	PF (Public Facilities)	R-E (Residence Estates)
South	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
West	School	PF (Public Facilities)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District – 140 Feet			Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

A-O Airport Overlay District – 140 Feet

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 140-foot contour limitations and does not violate the height limitations.

ANALYSIS

The subject property is located within the Southeast Sector Plan of the General Plan and has a current land use designation of L (Low Density Residential). This application proposes to amend the current land use designation from L (Low Density Residential) to PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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There is an associated Rezoning (ZON-32110) request to change the zoning of the subject property from an R-E (Residence Estates) district to a C-V (Civic) district. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V (Civic) district may provide for any public or quasi-public use operated or controlled by any religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

The proposed PF (Public Facilities) General Plan designation is compatible with the surrounding land uses and provides an appropriate buffer for the single-family residences to the east and the school district facility to the west. The existing Las Vegas Valley Water District facility is an allowable use within the proposed C-V (Civic) zoning district (ZON-32110) and the proposed PF (Public Facilities) General Plan designation. Since the proposed General Plan Amendment and associated Rezoning (ZON-32110) request is compatible with the surrounding land uses, and will bring the use of the subject property into conformance with Title 19 and the General Plan, staff is recommending approval of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed General Plan Amendment to PF (Public Facilities) allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, parks and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The adjacent designations include PF (Public Facilities) to the west and residential to the east, which are compatible with the proposed designation.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning district applicable under the proposed General Plan designation is the C-V (Civic) district. The applicant has requested a zone change from R-E (Residence Estates) to the C-V (Civic) district as a companion item (ZON-32110). The C-V (Civic) district is compatible with existing adjacent land uses and zoning districts.

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- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There is an existing Las Vegas Valley Water District facility on the subject site. The proposed General Plan Amendment from L (Low Density Residential) to PF (Public Facilities) would not increase density on the subject site, and the existing transportation, recreation, utility, and other facilities adequately accommodate the existing use.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed designation change conforms to the goals and objectives of the Southeast Sector Plan of the General Plan. No other plans are affected by this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 80

APPROVALS 1

PROTESTS 0